

**A Resolution of the Common Council of the City of Evansville
In Support of Economic Development Incentives Offered to
IRD Group, Inc. by the City of Evansville for the Rehabilitation of
Real Property and installation of new equipment in the Facility at
2138 N. Sixth Street, Evansville, IN 47710**

WHEREAS, the City of Evansville ("the City") is considering an economic development incentive to IRD Group, Inc. ("the Company") the Rehabilitation of Real Property and installation of new equipment into Evansville, IN, adding jobs; and,

WHEREAS, the City is desirous of supporting the expansion of the Company's operations into Evansville, Indiana, and the usage of the 2138 N. Sixth Street, Evansville, IN 47710 property; and the company will add 25 Evansville area jobs within the next two years; and,

WHEREAS, the City offers a local Hiring/Training grant in support of other incentives received by the Company from the State of Indiana; and,

WHEREAS, the local grant, combined with a grant from the State of Indiana and investment from the Company will support upgrading and expanding their infrastructure in the City of Evansville known as 2138 N. Sixth Street, Evansville, IN 47710; and,

WHEREAS, the placement of new equipment that serves 2138 N. Sixth Street, Evansville, IN 47710. facility is required to support manufacturing, sales and logistics which will create 25 new jobs in Evansville.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Evansville as follows:

Section 1. The Common Council finds that the proposed offer of a \$12,500 Hiring/Training grant, to be combined with a \$115,000 Industrial Tax Credit grant from the State of Indiana, and the investment of new equipment by the Company will benefit the economic well-being of the City, the State, and their citizens, creating 25 new jobs.

Section 2. The Council supports the objectives and aims of the proposed incentive offer to IRD Group, Inc. and, in approving this Resolution, states its support for the proposed grant.


Section 3. This resolution will be in effect from and after its passage and approval by the Mayor.

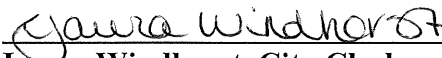
FILED

OCT 20 2015

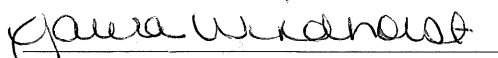
Anna Winder
CITY CLERK

PASSED BY the Common Council of the City of Evansville, Indiana, on the 9 day of November, 2015, on said day signed by the President of the Common Council and attested by the City Clerk.

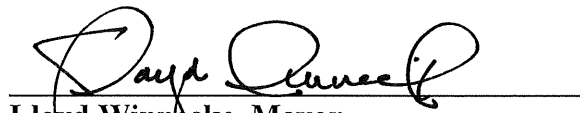

H. Dan Adams, M.D.,
President of the Common Council

ATTEST: 
Laura Windhorst, City Clerk

Presented by me, the undersigned City Clerk of the City of Evansville, Indiana, to the Mayor of said city, this ~~15~~ 13 day of November, 2015, for his consideration and action thereon.


Laura Windhorst, City Clerk
City of Evansville, Indiana

Having examined the foregoing resolution, I do now, as Mayor of the City of Evansville, Indiana, approve said resolution and return the same to the City Clerk this 20th day of November, 2015.


Lloyd Winnecke, Mayor
City of Evansville, Indiana



Application for Economic Revitalization Area Designation

General Information			
Name of Taxpayer Seeking Phase-In	IRD Group, Inc.		
Street Address of Taxpayer	2138 N. Sixth Ave		
City, State, Zip	Evansville, IN, 47720		
Name of Authorized Representative	Jim Kratochvil		
Street Address of Authorized Representative	2138 N. Sixth Ave		
City, State, Zip	Evansville, IN 47710		
Phone and Fax	(812) 425 3311 Office		
Proposed Project Information			
Address of Property	2138 N. Sixth Ave	Tax Code(s) for Property	
Size of Property (sf)	Approx 129,000 sq ft	NAICS Code	
City, State, Zip	47710	Current Zoning	
Township	Pigeon	TIF District	Yes <input type="checkbox"/> No <input type="checkbox"/>
Legal Description of Property	Hyde PK 50-62 LTS 98-100 LTS 122-134 ALSO VAC Alleys & Sts Also known as 2100 N. Sixth Ave and 2138 N. Sixth Ave		
Provide a brief description of the applicant's business, including company history, products(s), facilities, sales and corporate growth, and corporate employment. Also discuss any applicable future growth, planned expansions, and/or corporate diversification, where applicable. (You may attach it as "Company Profile")			
The business was historically know as International Revolving Door, a division of Evansville Metal Products. The business was sold through auction to IRD Group, Inc. in July of 2015. The business is being restarted with the intention of selling both revolving doors and parts			
Project Overview			
Provide a Detailed Description of the Proposed Project (including how the Subject Property will be used, physical changes made to the property)	The project includes re-opening the revolving door factory, with excess space used in the building used for re-locating JPM Resources and the remaining excess for warehousing		
*Will the Project Require Additional Municipal Services or Facilities?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
*If yes please state need			

Contribution of Company

In what ways has the company contributed to the improvement of the neighborhood or surrounding area, or participated in community activities or programs?	The former company kept the building from slipping into complete decay but did not do much more than this. It is the new companies intention to give the building a significant face lift, improving the appearance both outside and inside, as well as improving significant deficiencies with the integrity of the building
Is it your intent to use your best efforts to hire local contractors for the building and/or installation of equipment?	Yes

*Please attach any additional information that you feel will assist in evaluated this request for property tax phase-in.



Click "Sign" to fill out and sign this form. When you are done, you can save a copy by clicking "Done Signing".

I understand that if tax phase-in is granted for this project, that the Applicant will be required to submit a "Compliance with Statement of Benefits" form annually; and

It is my further understanding that if the Applicant should fail to comply with its commitments in job creation, job retention, project investment and/or any other commitments associated with its tax phase-in application, that the designating body has the right, after conducting a public hearing, to terminate said tax phase-in deductions.

I hereby affirm and certify that the information and representations of fact made in this application are true and complete.

Signature: _____

Title: _____

Date: _____

For this application to be complete, it must be accompanied by a signed "Statement of Benefits" (State Form 27167) and a check for the appropriate application fee. The check should be made payable to the Growth Alliance for Greater Evansville (GAGE).

Application Fees:

Real Estate Improvements	\$500.00
New Manufacturing or Research & Development Equipment	\$250.00

Application Fee Submitted: _____

Growth Alliance for Greater Evansville
Phone: (812) 401.4243
Email: info@GrowthAllianceEvv.com
www.GrowthAllianceEvv.com

Update: Tuesday, August 13, 2013

Report to Mayor and City Council | 2015



Council Meeting 11/09/2015

SUBJECT: The Growth Alliance has worked with International Revolving Door (IRD) Group, Inc. and Jim Kratochvil (former CFO Berry Plastics, Inc. Evansville, IN) on their current development project to rehabilitate and modernize the former International Steel Building located at **2138 N. Sixth Street** while maintaining the integrity of the community surrounding the facility.

Per the best information available, the original building was built circa 1910 as a technical training school. An addition was made to the original facility in or around 1950. For many years, dating back to the middle of the last century, the building was primarily used first as a technical training school, then as a lawnmower fabricating company, then as a machine and metal fabricating shop, known as Evansville Metal Products (EMP). Refrigeration products, such as chillers were added to the product offering, and finally, International Revolving Doors was purchased from International Steel and added as a division of EMP around 1991.

Machining operations began to diminish rapidly as Whirlpool ended manufacturing operations in the Evansville Area several years ago. The International Doors Division ceased manufacturing in February 2015.

Environmental remediation occurred at the site in 2005 under the supervision of the Indiana Department of Environmental Management. Recently a Phase II Environmental Assessment was completed which demonstrated no known significant environmental issues.

The building had been vacant, underutilized and not well maintained. The building requires extensive renovations including roof repair, a security/alarm system, office renovations, fire protection, exterior steel skin panels, electrical upgrade, foyer and store front build out, and remodeling the sheering machine area.

The initial intended use of the facility is to re-start the Revolving Door Factory. International Revolving Door has been referred to as the oldest continuous manufacturing business located within Evansville, and over the years has held the reputation as the premier revolving door manufacturer of the world. In conjunction with the start-up of this facility for door manufacturing, the development plan also includes:

1. Renovating approximately 3,000 sq. ft. of office space to accommodate multiple businesses.

FILED

OCT 20 2015

Jana Winkler
CITY CLERK

The Growth Alliance has requested, and the applicant has agreed to execution of an agreement with the City that would require the applicant to reimburse the City for an agreed to amount of the value of the benefits received to date in the event they would decide to relocate these new jobs to another community within the 10 year period. This type of agreement has been referred to as a “claw back agreement” on prior projects.

Attachments:

Confirming Resolution C-2015-20

Application for Economic Revitalization Area Designation

For additional information contact:

Chris Kinnett, President

Growth Alliance for Greater Evansville

O: 812 492 4384

chris@growthallianceevv.com